



Petition Number: 1505-SPP-12 & 1505-ODP-13

Subject Site Address: Southeast corner of 186th Street and Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Weihe Engineers

Request: Primary Plat and Overall Development Plan review for an amendment to the **Grand Park Village – Lake Village Subdivision**.

Current Zoning: Grand Park Village PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 18.89 acres+/- (entire primary plat)

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Property History:

- 1209-PUD-09 PUD District Ordinance 12-46 (12/10/12)
- 1405-SPP-11 Primary Plat (06/16/14)
- 1504-SFP-14 Secondary Plat, Section 1 (pending)
- 1505-PUD-08 PUD District Amendment (pending)
- 1505-DDP-08 Cambria Detailed Development Plan (pending)
- 1505-SFP-16 Secondary Plat, Section 2 (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 18.89-acre+/- site is located on the southeast corner of 186th Street and Grand Park Boulevard (see **Exhibit 2**). On June 16, 2014, the Plan Commission approved a Primary Plat that included 10.84 acres+/- of this 18.89-acre+/- site. This petition amends the originally approved Primary Plat to add an additional 8.05 acres+/- that is included in the expanded Lot 6 and proposed Block A (see **Exhibit 3**). Lot 6 would include the proposed Cambria Hotel & Suites (see 1505-DDP-08).



The petition was reviewed by the Technical Advisory Committee at its February 21, 2015, meeting. This petition was properly noticed and received a public hearing at the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46. The underlying zoning district of the property is the General Business (GB) District.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 6(E) of PUD & Article 5.3(G) of UDO)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The petitioner is working with the County Surveyor's Office regarding the reduction of the regulated drain easement and proposed encroachments into the regulated drain.

- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 41) Minimum Lot Area: No minimum
- 42) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 43) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 44) Minimum Building Setback Lines
- a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 45) Minimum Lot Width: No minimum
- 46) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 47) Minimum Building Size: None (Article 6(E)(3) of PUD)

PUD DISTRICT STANDARDS

The plans comply with the PUD Ordinance, as applicable to a Primary Plat and Overall Development Plan.

- 48) Thoroughfare Plan (Article 7 of PUD)

Comments: External and Internal Streets are provided in accordance with the conceptual thoroughfare and pedestrian plan. A pedestrian path is required along the eastern edge of the real estate; however, the exact location of this path may be further determined at the time of the Detailed Development Plan review of Block A. The required boardwalk will be reviewed as part of the individual Lot's Detailed Development Plan.

- 49) Landscaping (Article 9 of PUD)

Comment: Please note this section requires a minimum of 22 acres be set aside for open space, which may include the lake and surrounding green space. This will be further reviewed for compliance at the time of the subsequent primary plat and overall development plan review of the parent parcel.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

50) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot.

a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

b) External Street Frontage Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

c) Parking Area Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

54) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

55) Block Standards (Article 8.1)

56) Easement Standards (Article 8.3)

57) Monument and Marker Standards (Article 8.5)

58) Pedestrian Network Standards (Article 8.7)

59) Storm Water Standards (Article 8.8)

60) Street and Right-of-Way Standards (Article 8.9)

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

- 2) **Recommendation:**

The Department recommends **approving the petition with the following condition:**

“All necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain easement, shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to the approval of the secondary plat and issuance of an improvement location permit.”

- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.